

**Enclave at Berwick**  
**Income Statement**  
Jan - Oct 2024

	<b>Actual</b>	<b>Budget</b>
<b>Income</b>		
HOA Quarterly Assessments	828,375	828,200
Admin Income	2,520	0
Bank Interest	3,480	0
Comcast Marketing	34,400	34,400
Fines	1,013	0
Late Fees	9,515	0
New Construction Fees	3,000	0
Rental Fees	4,150	0
<b>Total Income</b>	<b>886,453</b>	<b>862,600</b>
<b>Expenses</b>		
<b>Berwick Master Assessment</b>	<b>33,343</b>	<b>33,175</b>
<b>Cable (Phone &amp; Internet)</b>	<b>27,352</b>	<b>30,000</b>
<b>Clubhouse</b>		
Cleaning	11,634	14,000
Elevator	3,765	1,200
Fire Protection Fee	3,109	5,300
Fire Prevention (Sprinklers)	9,374	0
Fitness Room Maint	6,838	5,000
HVAC services	1,455	7,500
<b>Total Clubhouse</b>	<b>36,175</b>	<b>33,000</b>
<b>Community Activities</b>		
Beautification Committee	952	6,000
Fitness & Recreation	2,091	6,000
Social Committee	2,369	6,000
<b>Total Community Activities</b>	<b>5,412</b>	<b>18,000</b>
<b>Electricity</b>	<b>101,645</b>	<b>136,000</b>
<b>Gate Maintenance</b>	<b>13,588</b>	<b>11,000</b>
<b>Gate Security</b>	<b>95,782</b>	<b>125,000</b>
<b>Grounds Maintenance</b>		
Lagoon Maint (Fountains/Lagoons)	10,475	11,000
Grounds/Landscaping	38,895	38,400
Irrigation	2,151	1,060
Pinestraw	10,043	11,000
Trees Maint	6,597	9,000
<b>Total Grounds Maintenance</b>	<b>68,161</b>	<b>70,460</b>

<b>General &amp; Admin Expenses</b>		
Bank Fees	-709	400
Board Expenses	1,549	2,700
Front Steps (Software)	2,177	0
Insurance	15,190	35,000
Legal Services	4,231	10,000
Audit & Tax Services	5,000	15,000
Management Services	56,721	82,300
Permits and Licenses		1,000
Taxes (Property & Income)	827	5,000
<b>Total Office/admin</b>	<b>84,986</b>	<b>151,400</b>
<b>Pest/Termite Services</b>	<b>2,679</b>	<b>3,000</b>
<b>Pool Maintenance - Coastal Pool</b>	<b>24,804</b>	<b>30,000</b>
Pool - Misc	4,244	0
Pool - Propane	2,787	3,500
<b>Total Pool Maintenance</b>	<b>31,835</b>	<b>33,500</b>
<b>General Maintenance &amp; Repairs</b>	<b>57,707</b>	<b>56,200</b>
<b>Road Repairs</b>	<b>2,750</b>	<b>0</b>
<b>Trash Removal</b>	<b>44,007</b>	<b>72,060</b>
<b>Water Service - Consolidated</b>	<b>3,138</b>	<b>35,000</b>
<b>Total Expenses</b>	<b>608,560</b>	<b>807,795</b>
<b>Net Operating Income</b>	<b>277,893</b>	<b>54,805</b>
<b>Other Expenses</b>		
<b>2023 Expenses</b>	<b>13,500</b>	<b>0</b>
<b>Alsco/ADT - Discontinued</b>	<b>0</b>	<b>15,300</b>
<b>Deferred Maintenance</b>		
Clubhouse	3,000	3,000
Courts	3,000	3,000
Drainage	15,505	15,505
Pool	3,000	3,000
Roads	10,000	10,000
<b>Refund Reserve</b>	<b>5,000</b>	<b>5,000</b>
<b>Total Other Expenses</b>	<b>53,005</b>	<b>54,805</b>
<b>Net Income</b>	<b>224,888</b>	<b>0</b>